LOT 51 EDGEWOOD ESTATES S/D.
WD 1301-1581, WD 1395-1713, WD 1

DAVIS BRITTANY NICOLE/COSTELLO CHRISTOPHER JAMES
380 SW MARVIN BURNETT RD
LAKE CITY, FL 32025

2026

07-4S-17-08107-051

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06

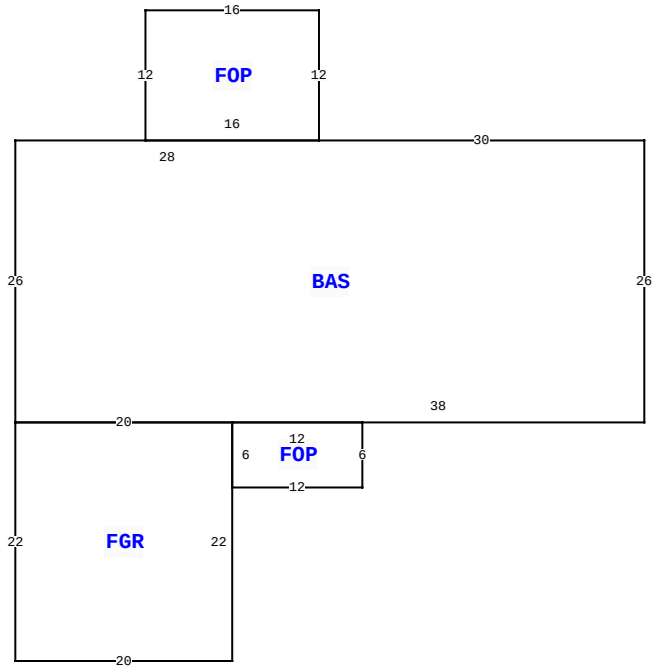
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 7417.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,508	100		1,508	186,322
FGR	440	55		242	29,901
FOP	72	30		22	2,719
FOP	192	30		58	7,166
TOTALS	2,212			1,830	226,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,830	119.9100	134.30	245,769	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2020 Heated Area: 1508 HX Base Yr 2020



380 SW MARVIN BURNETT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		226,107
TOTAL MARKET OB/XF VALUE		2,256
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		246,863
SOH/AGL Deduction		65,000
ASSESSED VALUE		181,863
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		131,141
TOTAL JUST VALUE		246,863
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,321

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34781	SFR	652	12/27/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1395/1715	9/30/2019	WD	Q	I	01	146,000
GRANTOR: MIKE ROBERTS						
GRANTEE: BRITTANY DAVIS & CH						
1395/1713	9/23/2019	WD	U	I	30	100
GRANTOR: RONALD JAMES ROBERTS						
GRANTEE: MIKE ROBERTS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 FOP= N12 W16 S12 E16$ W28 S26 FGR= S22 E20 N22 W20$ E20 FOP= S6 E12 N6 W12$ E38 N26$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	0	0	1,128.00	UT	2.00	2.00	100	2017	2017	3	100	2,256	

LAND DESCRIPTION

TOTAL OB/XF 2,256

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/28/2017 BY DF Total Acres: 0.46 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS